

**ENFIELD HIGH SCHOOL BUILDING COMMITTEE**  
**MEETING MINUTES**  
**January 8, 2015**

A meeting of the Enfield High School Building Committee was held at Enfield High School located at 1264 Enfield Street, Enfield, Connecticut on January 8, 2015.

1. **CALL TO ORDER** The meeting was called to order at 6:50 pm by Randy Daigle
2. **MOMENT OF SILENCE**
3. **PLEDGE OF ALLEGIANCE**
4. **FIRE EVACUATION ANNOUNCEMENT**

5. **ROLL CALL**

**MEMBERS PRESENT**

Randy Daigle, Virginia Austin, Gina Cekala, Jason Kilty, Walter Kruzel, Joe Muller, Jim Nasuta, Tim Neville, Wendy Osada, George Rypysc, Lynn Scull, Greg Strich, Gina Sullivan, Donna Szewczak, Laura Vella

**MEMBERS ABSENT**

Andy Longey, Doug Maxellon, Jim O'Neil

**ALSO PRESENT**

Peter Manning, Glenn Neilson, Dean Petrucelli, Art Pongratz, Amar Shamas

6. **APPOINTMENT OF ALTERNATES**

Randy Daigle appoints Laura Vella as a regular voting member for the January 8, 2015 meeting.

7. **APPROVAL OF MINUTES**

Motion made by Walter Kruzel to Accept the Regular Meeting Minutes Dated December 4, 2014

Seconded by Ginny Austin

Motion passes by a show of hands

Abstained by Lynn Scull

8. **COMMITTEE GUESTS**

Bob May, Fuss & O'Neill and Glenn Neilson, Gilbane

Amar states Glenn oversees the entire field operations. He is a great asset to have on the team.

9. **ARCHITECT'S REPORT**

Dean states we're in the mode of responding to RFI's and shop drawings. As of tonight there are 12 RFI's and 21 shop drawings outstanding. Those are still on schedule. Danielle has warned us that she has 60 more that will be coming to us. We're typically getting those shop drawings back in 3 to 5 days. Every Wednesday we continue to have our BIM coordination meeting. As of today we are complete with the coordination of everything underslab, we're complete with the roofing coordination, we're complete with the first floor and working through floors two and three mostly on the duct work and the piping. We're keeping up with the subs and Gilbane in terms of the information that they need to keep their schedule moving. Every Thursday is an Owner/Architect/CM meeting. Also, this morning we had another meeting which was a High Performance Building Standards meeting as we're hashing through the coordination and tracking of the high performance. As you are aware, this is a high performance building and we need to meet certain criteria for high performance to get our reimbursement that is required by the State. You have heard about the surprise tank we found this week. There are a lot of

folks that are impacted as a result of this. Obviously, we are looking for the best solution. Clearly, there are structural implications of that tank. We are recommending that the tank be removed for structural purposes. We have some piping running through that tank, we have footings that are impacted by the location of that tank. Just so that everyone is clear, even though the tank was filled with concrete we've determined that the concrete was not filled to the top of the tank, or it settled. Our structural engineer cannot assume that there is much, if any, load bearing capacity of that concrete. Just because it is filled with concrete we cannot confirm what that concrete is, what its structural capacity is. The tank was filled in 1989. We're making the recommendation that the tank is taken out as opposed to trying to work around it. Working around it could have been a potential. It would impact our footings, our exterior spread footings. It could have been done. But we felt that the time and the cost associated with making the change vs. yanking it, we couldn't justify it. Another thing is we are continuing to chase ledge and rock on the north end. Amar will fill you in on those details. Next week Katherine along with George and Art will have another set of meetings with the user groups. We continue to work through the FFE process. We are still on schedule to submit our presentation to this committee at the mid-February meeting. We will begin to share with you some budgetary numbers. One thing I did want to bring up tonight and I don't have the dollar figure, is going back to establishing the GMP and our fee. Our fee was always based on the GMP. Our fee is a percentage of that GMP. Our contract with you stipulates that our fee gets readjusted at the point of GMP submittal. As you know, the GMP has been submitted. There is going to be a slight up-tick of our fee as the GMP was increased from what it was guess-timated at. Our fee was a guess-timate of the GMP, when our fee was established. It will not be significant because the GMP didn't bump up too much. Hopefully, within the next meeting or two I will have that finalized to submit to you.

## **10. CMR REPORT**

Amar states we are at 170 safe work days. We are proud of our safety record on the job site. It is a testament to the trades we are engaging with. We are very pleased with their performance. It is a great team of people. It is a testament to the Gilbane staff on site, as well. A brief update on the Fermi addition, all steel work has been completed. All concrete on the elevated slabs is also completed. We are progressing at a very rapid pace as far as the underslab. All the sanitary storm drainage for the underslab on the Fermi addition, the acid waste as well as the 14 inch condenser water piping is going underslab for that addition. We are looking to pour the slab on grade on or about January 23<sup>rd</sup>, and for the higher level/lower level about the first week of February. We are on target. Roof drains are in place. On Tuesday we are anticipating 8 tractor trailers with the roofing insulations. We're heading towards roof installation on the building. It is a great milestone for us. It will take about 3 to 4 weeks. Elevator shaft is near completion. The stairway (stair 1) on the east side, that masonry is rising. We're anticipating about a 2 to 3 week duration. Stair 2 which is the grand stair which is on the south side, that stair is completed. We're looking to pour that stair within about 2 weeks. Framing on the roof is moving rapidly. We're also starting framing on the exterior wall on the south side (20 Riverview area) and that will take place for the next three months. Curtain wall as well as window shop drawings are in submission with the architects. We're looking to go into fabrication on the curtain wall the first week of March. And, metal panel shop drawings we're looking to submit those toward the end of the month. In the C2 area (cafeteria/kitchen/health addition) we are actively abating and we will be doing that until mid-February. The addition itself, the concrete foundations we're actually 2 days ahead of schedule before we found the tank. We were gearing up for steel to start February 6<sup>th</sup>, that will take a little bit of a back seat. Fabrication is well underway for structural steel. The removal of the tank will take approximately 2 to 3 weeks and that includes the back filling to the grade to where we need to be at in order to resume the foundation work. As far as look ahead for the next few months, we are looking to start hanging duct work in the Fermi addition on or about the 3<sup>rd</sup> week of February. Masonry interior as

well as exterior will continue. Exterior wall will continue in about two weeks you will start seeing carpenters on the north end of Fermi starting framing the exterior wall. At this point in time we are not digging any rock, we're trying to quantify the amount of rock that we will be expected to dig out at the north end of the site. We received some preliminary information from MMI and we will be meeting with the site contractor. At the next meeting I may present to you an ATP for rock removal. The rock removal will entail all the rock within the drainage line as well as within the loading dock area, retaining walls. As Dean indicated, BIM coordination is on track. By next week we will have sign offs on the risers. This week will have sign off on the first floor so we can release duct work. We started roughing in all the mechanical down stairs. The roof was a complicated area for us due to the close proximity to the mechanical areas, it has been a challenge.

Dean states what has made the BIM coordination a challenge is the fact that the steel was fast tracked. Normally we have the luxury of choosing moving the piece of steel or moving the ductwork. In this case we couldn't move the piece of steel. The steel was up before the ductwork was designed. It was a little more complicated than it typically would be. It's like working in an existing building.

Amar states we have 37 bid packages and we have just cracked about 12 or 15 of them.

Glenn states this job is geared up for the schedule. The kids have to get in. It is all about the schedule. The dates are very close to the card trick.

Randy states as you have heard there was a water leak during Christmas break inside the existing building, outside our scope of work. There was flooding in classrooms. Tiles on the floors started popping. Adhesive on the tiles are considered contaminated so they had to do emergency abatement, which is outside of our project. It is the Town's project. It coincided with our scheduled abatement work. In order to do abatement you have to do air tests and samples. They were elevated. We weren't able to start our abatement. We had to do emergency cleaning to get the air down to a workable level. So, there were 2 emergency projects. One was ours due to the abatement we had scheduled, and one was outside of our contract. We notified the Town well in advance, they knew our phasing plans and everyone was aware of our schedule. It wasn't presented to the kids in a proper manner. We did our job as a committee, as architects. The Town was notified. The phasing plan was submitted months ago. Everyone was aware this work was going to take place. There was 2 emergency. Ours was to stay on schedule. We could have done it the next free day but it would have impacted our schedule for abatement and affected the costs you will see tonight. Then we hit the oil tank. We needed authorized to proceed with that. The State requires us to what I call chasing the soil until it becomes neutral, virgin or clear. That is not what we are going to be doing. We are going to remove the tank and any soil that is in the area we are going to encapsulate any possible contaminated soil. The possible contaminated soil is well beyond the required encapsulation depth that is allowed. We are down 18 feet. That is if it is contaminated. If it is contaminated, it will be down 18 plus feet below grade. The State requires in the range of 3 feet. We don't feel we are putting anyone in harms way. It is going to be under 18 feet of soil, vapor barriers, stone, and concrete.

Laura Vella asks if the committee would like the communications subcommittee to work with the Superintendents office regarding communication?

Randy states we give the information to the Board of Education, Town Council and Superintendent.

Greg asks if we can have Gilbane put a two-week or four-week look ahead on the Town's website?

Wendy thinks some people may misinterpret some of the activity that is on there.

Randy states the public is welcome to our meetings.

Tim states to let him know if his assistance is needed and he can help the Superintendent's office.

Lynn states whomever is responsible at central office for providing information to the parents did not do what they were suppose to do.

Ginny asks if the Transition Team is involved?

Art states the Transition Team doesn't have to be involved. The most current letter is going to be put on the schools website.

Bob states whatever steps need to be taken must happen. This committee needs to know that.

Tim states if there is anything that needs to get out, please let me know.

Wendy states let's utilize our liaisons for timely, appropriate communications.

#### **11. WORKFORCE DEVELOPMENT REPORT**

Jim states now that we are seeing activity maybe we can start getting people moving or involved. I sent an email out on December 4<sup>th</sup> to the Principal regarding the OSHA10 class and to schedule a date, and I still haven't heard back. I want to do the OSHA10 class for students for free. Now that we have trades on the job I'm sure we can get more interest. I can do it whenever. I'd like to talk further about going to the next step.

Tim offers to call Andy Longey.

Peter Manning states he has turned to Danielle and Taylor regarding ACE.

Amar states they had a meeting yesterday.

Jim Nasuta would like to be copied on the minutes and agendas.

#### **12. STAFF REPORT**

Art states we received our Renovate to New Status. The approval turn-around time was great. It takes 15 million dollars of ineligible cost and puts it into eligible costs. That is a big positive for us. We spent time with Bill Stapleton from Department of Public Health. He walked Bob May, Amar and I through the building looking at every nook and cranny to understand our asbestos abatement project. The big deal is because we're abating asbestos while the kids are in school. That is why the upset limits are so low and why they are required to monitor. It is not the type of asbestos. The majority of the work is vinyl asbestos tile. You would have to throw it in a wood chipper to get any asbestos out of it. It is not as hazardous as insulation. The level of particles (dust) is caused by everything. It's where the air pumps are. Tonight we have 2 basketball games in the gym. They are where everyone goes by, and gets the most traffic. I spent some time with Dr. Schumann, the Transition Team, Bob and Amar were with me and explained the asbestos removal while the kids were in school. Bob provided a lot of information to

Dr. Schumann such as FAQ's. I spent time with the SPED staff going over furniture and fixtures. When George and I did the Fermi equipment inventory we found a lot of equipment. They seem to be satisfied with how it is going to be set up.

### **13. PROGRAMMING (USER) GROUP REPORT**

George states he will be having FFE meetings with Katherine. There has been a staff switch, our Chief Academic Officer has moved onto the State. Our Humanities Coordinator has moved into her position the English Department Chair has moved into her position and there is a new English Department Chair. We have sign offs on the departments and it will be a courtesy meeting to tell them what they are getting.

Tim states the staff is very connected with those positions, so it's not like we're starting off new.

### **14. COMMUNICATIONS SUB-COMMITTEE REPORT**

Gina Sullivan states she has made progress on the website. She would like to meet with the Communications Sub-Committee. She would like to get another newsletter created.

Greg asks if there is a need for another community conversation meeting?

Randy states we did a meeting with the Town Council recently and would like to get a date for a Board of Education meeting.

Tim suggests the end of January. He will talk to Dr. Schumann. He will get some dates.

### **15. OLD BUSINESS**

None

### **16. NEW BUSINESS**

Motion made by Joe Muller to Approve Silver Petrucelli's Invoice Number 15-1, dated January 1, 2015, in the amount of \$35,423.10

Seconded by Walter Kruzel

Motion passes by a show of hands

Motion made by Joe Muller to Approve Gilbane Building Company Invoice Number 17, dated December 30, 2014, in the amount of \$1,374,567.54

Seconded by Walter Kruzel

Motion passes by a show of hands

Motion made by Joe Muller to Approve ECS, Inc. Invoice Number 256249, dated December 16, 2014 in the amount of \$350.00

Seconded by Walter Kruzel

Motion passes by a show of hands

Motion made by Joe Muller to Approve Gilbane ATP0018: Credit \$19,680.00 to Change underground piping from ductile iron to PVC. ATP0019: \$0.00 – Change copper hydronic piping to hybrid system.

ATP0020: \$0.00 – Revise parapet vapor barrier and insulation

Seconded by Walter Kruzel

Wendy asks if this in any way impacts quality or longevity?

Randy states no, it goes through the approval process which they have to justify. It meets or exceeds.  
Motion passes by a show of hands

Motion made by Joe Muller to Approve CL&P Service Connection Costs for Service A,( Enfield Street) for \$9,325.79 and Service B (Pearl Street side) at \$13,365.40

Seconded by Walter Kruzel

Motion passes by a show of hands

Motion made by Joe Muller to Table Agenda Item 5f, Discussion and Authorization of Silver Petrucelli & Associates and Gilbane Building Company to proceed in the design and negotiated costs for new window systems (to match the new and renovate to new façade) on the library/main office addition

Seconded by Walter Kruzel

Randy states due to unforeseens, there is no hurry. We will table until a later date.

Motion passes by a show of hands

Motion made by Joe Muller to Add Agenda Item 16g ATP0017 Structural Steel Modifications, Framing Adjustments in the amount of \$28,567.00

Seconded by Walter Kruzel

Motion passes by a show of hands

Motion made by Joe Muller to Approve ATP0017 in the amount of \$28,567.00 for Structural Steel Modifications

Seconded by Walter Kruzel

Motion passes by a show of hands

Motion made by Joe Muller to Add 16h ATP0022, Asbestos Abatement in the amount of \$13,598.00

Seconded by Walter Kruzel

Motion passes by a show of hands

Motion made by Joe Muller to Approve ATP0022, Asbestos Abatement in the amount of \$13,598.00

Seconded by Walter Kruzel

Motion passes by a show of hands

Motion made by Joe Muller to Add 16i ATP0023 Oil Tank Removal in the estimated amount of \$92,912.00

Seconded by Walter Kruzel

Motion passes by a show of hands

Motion made by Joe Muller to Approve ATP0023 Oil Tank Removal in the estimated amount of \$92,912.00

Seconded by Walter Kruzel

Motion passes by a show of hands

## **17. EXECUTIVE SESSION**

None

**18. COMMITTEE COMMENTS**

**Liaison Comments:**

None

**Committee Comments:**

Wendy states she knows there were issues regarding snow removal on the back sidewalk, they did a great job in most of the areas, there is a strip about 20 or 30' that looks like they missed.

Art will mention it to staff.

Motion made by Walter Kruzel to Cancel the Regular Meetings of January 15, 2015 and January 22, 2015.

Seconded by Gina Sullivan

Motion passes by a show of hands

**19. ADJOURNMENT**

Motion to Adjourn by Walter Kruzel

Seconded by Joe Muller

Motion passes by a show of hands

Adjourned at 7:50 PM